

044.0

0005

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
956,400 / 956,400
956,400 / 956,400
956,400 / 956,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121 -123		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SPLAGOUNIAS NIKITAS/ETAL	
Owner 2: SPLAGOUNIAS LESLEYANN	
Owner 3:	

Street 1: 16 JENNY'S HILL ROAD	
Street 2:	

Twn/City: WINDHAM	
St/Prov: NH	Cntry
Postal: 03087	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2698 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641							452,600

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
104	4860.000	499,200	4,600	452,600	956,400										
Total Card	0.112	499,200	4,600	452,600	956,400					Entered Lot Size					
Total Parcel	0.112	499,200	4,600	452,600	956,400					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	354.48	/Parcel:	354.48					Land Unit Type:				

PREVIOUS ASSESSMENT								Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 31478
2022	104	FV	499,200	4600	4,860.	452,600	956,400		Year end	12/23/2021	Prior Id # 2:
2021	104	FV	476,200	4600	4,860.	452,600	933,400		Year End Roll	12/10/2020	Prior Id # 3:
2020	104	FV	476,300	4600	4,860.	452,600	933,500		933,500 Year End Roll	12/18/2019	Prior Id # 1:
2019	104	FV	367,600	4600	4,860.	480,900	853,100		853,100 Year End Roll	1/3/2019	Prior Id # 2:
2018	104	FV	367,600	4600	4,860.	350,800	723,000		723,000 Year End Roll	12/20/2017	Prior Id # 3:
2017	104	FV	344,500	4600	4,860.	305,500	654,600		654,600 Year End Roll	1/3/2017	ASR Map:
2016	104	FV	344,500	4600	4,860.	260,300	609,400		609,400 Year End	1/4/2016	Fact Dist:
2015	104	FV	306,500	4600	4,860.	254,600	565,700		565,700 Year End Roll	12/11/2014	Reval Dist:

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
PRESTON ROBERT	24209-346		1/27/1994			225,000	No	No	Y						
BUILDING PERMITS															

ACTIVITY INFORMATION	Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S	
4/28/2009	Measured	372	PATRIOT	
4/3/2000	Inspected	276	PATRIOT	
3/3/2000	Measured	264	PATRIOT	
11/1/1981		MS		
Sign:	VERIFICATION OF VISIT NOT DATA			



EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																		
Type:	13 - Multi-Garden		Full Bath	2	Rating:	Average			PDAS.																																																					
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																																																										
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:																																																										
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																																																										
Frame:	1 - Wood		1/2 Bath:	Rating:																																																										
Prime Wall:	4 - Vinyl		A HBth:	Rating:																																																										
Sec Wall:			OthrFix:	Rating:																																																										
Roof Struct:	1 - Gable		OTHER FEATURES																																																											
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																																																						
Color:	GRAY		A Kits:	Rating:																																																										
View / Desir:			Fpl:	1	Rating: Average																																																									
GENERAL INFORMATION						WSFlue:	Rating:																																																							
Grade:	C - Average		CONDOS INFORMATION																																																											
Year Blt:	1925	Eff Yr Blt:	Location:																																																											
Alt LUC:			Total Units:																																																											
Jurisdct:			Floor:																																																											
Const Mod:			% Own:																																																											
Lump Sum Adj:			Name:																																																											
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN																																															
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL																																																			
Prim Int Wal	2	- Plaster	Functional:				Interior:	1	5	2																																																				
Sec Int Wall:			Economic:				Additions:	1	6	3																																																				
Partition:	T	- Typical	Special:				Kitchen:																																																							
Prim Floors:	3	- Hardwood	Override:				Baths:																																																							
Sec Floors:			Total:	26.4	%	Plumbing:																																																								
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:																																																					
Subfloor:			Basic \$ / SQ:	180.00			Res Breakdown:	No Unit	RMS	BRS	FL																																																			
Bsmnt Gar:			Size Adj.:	1.03917718			Exterior:	1	5	2																																																				
Electric:	3	- Typical	Const Adj.:	0.98000199			Interior:	1	6	3																																																				
Insulation:	2	- Typical	Adj \$ / SQ:	183.311			Additions:																																																							
Int vs Ext:	S		Other Features:	109000			Kitchen:																																																							
Heat Fuel:	1	- Oil	Grade Factor:	1.00			Baths:																																																							
Heat Type:	5	- Steam	NBHD Inf:	1.00000000			Plumbing:																																																							
# Heat Sys:	2		NBHD Mod:				Electric:																																																							
% Heated:	100	% AC:	LUC Factor:	1.00			Heating:																																																							
Solar HW:	NO	Central Vac:	Adj Total:	678201			General:																																																							
% Com Wal			Depreciation:	179045			Total:	2	11	5																																																				
			Depreciated Total:	499156			Totals																																																							
MOBILE HOME						Make:			Model:			Serial #:			Year:	Color:																																														
SPEC FEATURES/YARD ITEMS						PARCEL ID 044.0-0005-0009.0																																																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																													
3	Garage	D	Y	1	18X19	A	AV	1925	22.31	T	40	104			4,600		4,600																																													
More: N	Total Yard Items:	4,600		Total Special Features:						Total:			4,600																																																	
SKETCH																																																														
<p>The sketch shows the property boundaries with various areas labeled: SFL (Second Floor), FFL (First Floor), BMT (Basement), and EFP (Enclos Porch). The total area is 24, and the undepreciated value is 569,201.</p> <table border="1"> <tr> <td>SFL</td> <td>FFL</td> <td>BMT</td> <td>(171)</td> <td>5</td> </tr> <tr> <td>44</td> <td>SFL</td> <td>FFL</td> <td>(13)</td> <td>17</td> </tr> <tr> <td colspan="4">EFP</td> <td>2</td> </tr> <tr> <td colspan="4">(1056)</td> <td>14</td> </tr> <tr> <td colspan="4">SFL</td> <td>7</td> </tr> <tr> <td colspan="4">(24)</td> <td></td> </tr> <tr> <td colspan="4">24</td> <td></td> </tr> <tr> <td colspan="4">SFL</td> <td></td> </tr> <tr> <td colspan="4">(24)</td> <td></td> </tr> </table>																		SFL	FFL	BMT	(171)	5	44	SFL	FFL	(13)	17	EFP				2	(1056)				14	SFL				7	(24)					24					SFL					(24)				
SFL	FFL	BMT	(171)	5																																																										
44	SFL	FFL	(13)	17																																																										
EFP				2																																																										
(1056)				14																																																										
SFL				7																																																										
(24)																																																														
24																																																														
SFL																																																														
(24)																																																														
SUB AREA																																																														
SUB AREA DETAIL																																																														
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																				
SFL	Second Floor	1,445	183.310	264,885																																																										
FFL	First Floor	1,253	183.310	229,689																																																										
BMT	Basement	1,227	54.990	67,477																																																										
EFP	Enclos Porch	168	42.560	7,150																																																										
Net Sketched Area: 4,093				Total: 569,201																																																										
Size Ad	2698	Gross Area	4093	FinArea	2698																																																									
IMAGE																																																														
AssessPro Patriot Properties, Inc																																																														
<p>A photograph of a two-story house with light gray vinyl siding and a white front door. The house has four visible windows on the upper level and a small entrance porch. It is surrounded by some landscaping and other houses in the background.</p>																																																														